

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
FEBRUARY 23, 2017**

**I. CONVENE AND ROLL CALL**

The meeting was called to order at 6:30 p.m. by Chair Steven Keller. Commissioners present: Philip Banta, Gail Donaldson, Lawrence Cardoza, and Steven Keller. Commissioners Linda Barrera and Sam Kang had excused absences.

**II. PUBLIC COMMENT – NONE**

**III. ACTION RECAP – January 26, 2017**

A motion was made to approve the Action Recap.

**Moved:** Donaldson  
**Seconded:** Cardoza  
**Vote:** Ayes: Banta, Donaldson, Cardoza, Keller

**IV. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions, noting that, on February 21, the Council appointed Christine Scott Thomson to the Planning Commission to fill the vacancy created by Commissioners Bauters's election to the City Council; she will be sworn in at the Commission's March 23 meeting. Director Bryant also announced that there would be a ribbon cutting ceremony at the new Stanford Health Center at 5800 Hollis Street on Thursday, March 2, at 10 am, and reminded the Commission about the special meeting scheduled for Thursday, March 9 for a study session on the sign regulations. He provided a map and list of all signs that had come before the Commission in the last 10 years that the Commission could use as a guide to viewing signs prior to the special meeting.

**V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS – NONE**

**VI. ADMINISTRATIVE ITEM**

**A. General Plan Annual Progress Report** - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2016, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Diana Keena, Associate Planner, made the staff presentation and answered Commissioner's questions.

A motion was made to approve the General Plan Annual Progress Report and forward it to the City Council with a recommendation that the Council approve it for submittal to the State.

**Moved:** Banta  
**Seconded:** Donaldson  
**Vote:** Ayes: Banta, Donaldson, Cardoza, Keller

## VII. PUBLIC HEARINGS

- A. **Cellular Facility on Existing Streetlight Pole (UPDR16-009)** – Consideration of a Conditional Use Permit and Design Review application to install a new wireless telecommunication facility on an existing City streetlight pole in the Powell Street public right-of-way near the intersection of Christie Avenue, adjacent to 5795 Christie Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(d), which applies to construction and extension of utilities, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed Use with Residential, Regional Retail Overlay, and Major Transit Hub Overlay; Zoning District: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), Pedestrian Priority Zone Overlay (PP), and Transit Hub Overlay (TH) (Applicant: Mobilitee, LLC) (Owner: City of Emeryville) (Adjacent to APN 49-1515-7-7)

This item was continued to a future meeting.

- B. **PG&E Tree Removal (TREE16-001)** – Consideration of a Tree Removal Permit to remove 30 street trees in the public right-of-way that are adjacent to natural gas transmission lines at various locations in the City. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15304(b), which applies to changes in landscaping, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Various; Zoning District: Various (Applicant: PG&E) (Owner: City of Emeryville) (APNs: adjacent to 49-1041-49; 49-1041-71-2; 49-1319-2-2; 49-1489-14; 49-1492-13; 49-1544-1-1; and 49-1544-2)

This item was continued to a future meeting.

- C. **Artistry Apartments Unit Addition (UPDR17-002)** – Consideration of a Conditional Use Permit and Design Review application to allow conversion of unused ground floor office and lounge areas to six new residential units in an existing 261-unit rental apartment building. The building, now known as Artistry Emeryville and previously known as Archstone Emeryville, was originally known as Emery Bay Club and Apartments II, and was approved by the Planning Commission and City Council in 1991. A conditional use permit (UP91-13) and design review approval (DR91-13) were granted by the Planning Commission, and a General Plan Amendment (Resolution No. 91-131) and Rezoning (Ordinance No. 91-11) were approved by the City Council. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15301(e) pertaining to additions to existing facilities; Section 15332 which applies to in-fill development projects; and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: High Density Residential; Zoning District: High Density Residential (RH) and Pedestrian Priority Zone Overlay (PP) (Applicant: Nazar Elwazir) (Owner: ASN Emeryville LLC) (APNs: 49-1491-13 and 49-1534-1)

Miroo Desai, Senior Planner, presented and responded to the Commissioner’s questions.

Applicant Nazar Elwazir, and Dan Ionescu, architect for the project, responded to questions from the Commission.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

**Moved:** Cardoza  
**Seconded:** Banta  
**Vote:** Ayes: Banta, Donaldson Cardoza, Keller

Director Bryant introduced newly appointed Commissioner Christine Scott Thomson, who was attending the meeting as an observer. He noted that Ms. Thomson will be sworn in at the March 23 Planning Commission meeting.

- D. 1256 64<sup>th</sup> Street Floor Area Increase (UPDR17-001)** – Consideration of a Conditional Use Permit and Design Review application to convert half of an existing interior two-car garage into habitable space, thereby adding square footage to an existing unit at 1256 64<sup>th</sup> Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b), which applies to conversion of small structures; and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis Overlay (NH) (Applicant/Owner: June You) APN: 49-1470-4-1

Navarre Oakes, Assistant Planner, presented and answered questions asked by the Commissioners.

Applicant June You and architect Yuan Lin addressed the Commission and responded to questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

**Moved:** Banta  
**Seconded:** Keller  
**Vote:** Ayes: Banta, Donaldson Cardoza, Keller

#### **VIII. COMMISSIONERS COMMENTS**

Commissioners had questions about the “homework assignment” of looking at signs prior to the study session on March 9. Assistant City Attorney Andrea Visveshwara advised that they should go to look at the signs individually or in groups of no more than two to avoid a potential Brown Act violation.

Commissioner Banta said he is looking forward to new Commissioner Thomson joining the Commission. The Commissioners thanked her for attending.

- IX. ADJOURNMENT** – The meeting was adjourned at 7:38 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MARCH 23, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**